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Charming duplex on courtyard - Nouvelle Athènes district

Paris , Paris , Paris Ile-de-France



€698,000

inc. of agency fees

1 Beds

61 sqm

Located in the heart of the 9th arrondissement of Paris, in the popular Nouvelle Athènes district, this 60.82 m2 Carrez duplex offers an intimate and...

At a Glance

Reference MFH-PARIS9525-C1

Bed 1

Near to Paris

Pool No

Price €698,000

Hab.Space 61 sqm

Land Tax N/A

Property Description

Located in the heart of the 9th arrondissement of Paris, in the popular Nouvelle Athènes district, this 60.82 m2 Carrez duplex offers an intimate and refined living environment.

Nestled in a 19th century freestone building, it benefits from absolute calm, sheltered from the hustle and

bustle of the city.

Upon entering, the courtyard level reveals a vast reception area of nearly 40 m², composed of a living room and a fully fitted and equipped kitchen-diner. The southern exposure, the glass roof, the solid oak parquet flooring and the spiral staircase give this interior a warm atmosphere. An office area and built-in storage optimize the functionality of the premises.

A guest toilet completes this level.

Upstairs, the spacious bedroom, in the quiet of the courtyard, opens onto a custom-made dressing room and is accompanied by an elegant bathroom with toilet.

The whole has been carefully renovated, combining modernity and character elements without loss of space.

The environment is a major asset: a tree-filled interior courtyard brings serenity and charm to this preserved setting.

Located near the Musée de la Vie Romantique, the Blanche metro station and local shops, this duplex benefits from an ideal location between the excitement of Paris and the tranquility of a sought-after residential setting.

This unique property, halfway between an apartment and a townhouse, will appeal to lovers of unique places looking for an elegant pied-à-terre or a main residence in the heart of an inspiring neighborhood.

A cellar completes the whole of this property.

Liberal profession possible.

Blanche metro station (Line 2)

+33 6 72 07 40 95

Condominiums of 22 units (No proceedings in progress).

Annual expenses : 2332 euros.

Summary

Property type: Apartment
Bedrooms: 1
Price: €698,000

Key Information

Internal Area: 61 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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